Capehart-Wherry Housing: AF Strategy for Addressing Section 106 of the NHPA

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Overview

- Brief History of Capehart-Wherry Housing
- Photographs
- Air Force Plan to Meet Section 106 Process
- Roadmap
- Likely Mitigations and Cost
- Concerns
- Summary

History – Capehart-Wherry Housing

- **Built between 1949 and 1962**
  - **Named for Senators who sponsored the construction programs**
  - **Wherry (1949-55) – 11,119 AF units**
  - **Capehart (1955-62) – 32,626 AF units**
- **Have now either reached or rapidly approaching 50-year mark**

  ***National Historic Preservation Act* (NHPA) requires eligibility determination when the properties reach 50 years old**
- **Maintenance issues**
- **Outdated 1950's floorplans**
- **Most AF Capehart-Wherry housing slated for demolition or significant upgrades consistent with execution of AF Housing Master Plan**

***AF priority: improve the quality of our family housing preserving dilapidated 1950's housing does not achi the AF goal*!**

Capehart-Wherry Housing

Capehart Housing at Fort Devens, Massachusetts

Capehart Housing at Fort Dix, New Jersey

Capehart-Wherry Housing

Wherry Housing at Fort Dix, New Jersey

Capehart-Wherry Housing

Capehart-Wherry Housing

MacDill AFB, FL, 2003

Entrance way, 4-plex, MacDill AFB, FL

Entrance way, multi-family housing, MacDill AFB, FL

Capehart-Wherry Housing

Living/Dining Room, 7-plex unit, MacDill AFB, FL

Remodeled Kitchen, 7-plex unit, MacDill AFB, FL

Capehart-Wherry

Living/Dining Room, 7-plex unit, MacDill AFB, FL

Bathroom. 7-plex, MacDill AFB, FL

Bathroom, 4-plex, MacDill AFB, FL

The Plan

- AF following the Army's successful efforts
  - Signed an agreement ("Programmatic Comments") in May 02 that covers all future consultation/mitigation for all Army Capehart-Wherry housing
- AF "partnering" with the Navy
  - Efficiencies in cost and time
  - Uniform and consistent approach for all military services; supported by the Department of Defense
  - Advisory Council for Historic Preservation (ACHP)
    - supports uniform approach
    - using process as model for other Federal agencies

Roadmap

- AF & Navy drafted similar memos to the Council that will be signed by each service's Federal Preservation Officer (for AF that is SAF/IEE)
  - Memos to be sent to the Council at same time
  - Memo advises Council of its intent to pursue "Program Comments"
- AF/Navy proposes to file a "notice of intent" to solicit public comment (30 day comment period)
- Council will publish notice in the Federal Register per Section 106 of the NHPA
  - Usually a 45 day comment period
- Council will notify National Conference of State Historic Preservation Officers (NCSHPO) and National Trust for Historic Preservation (NTHP)
- Target date: Oct 2003

Likely Mitigations

- **Prepare 'historic context' study for AF Capehart-Wherry housing**
  - **Perhaps a book detailing the history of Capehart-Wherry housing DoD-wide**
- **Some type of Historic American Building Survey/Historic American Engineering Record (HABS/HAER) documentation**
- **Possible adaptation of Army's landscape design guidelines for any remaining AF Capehart-Wherry housing**

AF Goal: to attain economies of scale by following the Army's example and reduce our cost and the level of effort required to mitigate any adverse effect!

Concerns

- **Concern by some SHPOs**
  - **Broad-scale mitigation for all Capehart-Wherry housing whether demolished/altered or left unaltered**
  - **Philosophical debate about NCSHPO's authority in entering agreements on behalf of individual SHPOs**
  - **Amount of time allotted for NCSHPO and NTHP comment**
    - **Are the military services are adequately considering comment provided by the NCSHPO, NTHP and others**
- **Cost of mitigation ($100-150K) and source of funds**

Summary

- **Good News Story**
- **AF will perform a one-time compliance action for NHPA for all AF Capehart-Wherry housing**
- **Consistent with precedent already set by Army**
- **Approach supported by DoD, SAF/IEE and the Council**